



Town of Sheffield

Planning Board

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May 3, 2013

TOWN HALL – 1st FLOOR MEETING ROOM

Regular Meeting

3:30 PM

Board Members Present: David A. Smith Sr.
Peter Cherneff
James T. Collingwood Jr.
Maria Nation

Board Members Absent: Margaret Martin

The meeting was called to order at 3:30 PM.

Mr. David West announced that he intended to videotape the meeting. The Chairman notified the Board and the audience that Mr. West was videotaping the meeting.

New Business.

The Chairman stated that, upon review of the Articles being proposed on the Town Meeting Warrant, it was learned for the first time that there is a proposal before the Board of Selectmen to enter into a Tax Increment Financing Agreement with Berkshire Mountain Distillers, Inc. The proposal apparently would involve the proposed construction of a 7500 square foot building at the site of the former Shea's PineTree Restaurant to manufacture and sell alcoholic beverages. The Planning Board had not previously been informed of this matter. The Chairman noted that this type application points up the fact that additional flexibility may be required in order to allow the Planning Board to meet the needs of some commercial owners in the future.

A discussion ensued as to the possibility of offering an Amendment to Article 4 of the Warrant particularly in relation to the 5000 square foot limit on footprints.

Mr. Cherneff made a Motion that a representative of the Planning Board be authorized to offer an Amendment to Article 4 at Town Meeting on May 6, 2013, amending Article 4 as follows:

Delete Section 3.1.5, subsections 1 and 2 in their entirety and insert the following:

"3.1.5. Commercial Building Requirements

Any building housing a commercial use or a general business use shall:

- a) Not exceed a footprint of 5000 square feet; ~~however the Planning Board may permit a footprint of up to 110% of the average footprint of all existing buildings on lots within 300 feet of the subject lot (including lots across a roadway);~~

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- b) The width of the street elevation of the building (the elevation facing the frontage) shall not exceed 110% of the average size of the street elevation of existing buildings on lots within 300 feet of the subject lot (including lots across a roadway)
- c) Be compatible in style and appearance with other structures in the area.
- d) The Special Permit Granting Authority may, by Special Permit, expand the size dimensions set forth in Section 3.1.5.a up to 7,500 square feet.

The struck-through text would be deleted and the underlined text would be added.

The Motion was seconded by Ms. Nation, and, after some additional discussion, the Motion was carried unanimously.

Mr. Collingwood made a Motion to adjourn the Meeting. The Motion was seconded by Ms. Nation, and the Motion was carried unanimously.

The Meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nadia Milleron".

Nadia Milleron signing for Peter Cherneff
Vice Chairman